182.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,400 / 642,400
					USE VALUE:	642,400 / 642,400
					ASSESSED:	642,400 / 642,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VULTAGGIO JOSEPH
Owner 2:	
Owner 3:	
Street 1:	25 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MENON SATISH B -
Owner 2:	NAVAR CYNARA -
Street 1:	130 WOODMONT DR
Twn/City:	RANDOLPH
St/Prov:	NJ Cntry:
Postal:	07869

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6477.000	212,400		430,000	642,400
Total Card	0.149	212,400		430,000	642,400
Total Parcel	0.149	212,400		430,000	642,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.98 | /Parcel: 477.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123100

GIS Ref

GIS Ref

Insp Date 05/16/18

!14240!

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,400	0	6,477.	430,000	642,400		Year end	12/23/2021
2021	101	FV	206,200	0	6,477.	430,000	636,200		Year End Roll	12/10/2020
2020	101	FV	246,900	0	6,477.	430,000	676,900	676,900	Year End Roll	12/18/2019
2019	101	FV	207,900	0	6,477.	430,000	637,900	637,900	Year End Roll	1/3/2019
2018	101	FV	207,900	0	6,477.	362,400	570,300	570,300	Year End Roll	12/20/2017
2017	101	FV	207,900	0	6,477.	331,700	539,600	539,600	Year End Roll	1/3/2017
2016	101	FV	207,900	0	6,477.	282,600	490,500	490,500	Year End	1/4/2016
2015	101	FV	202,800	0	6,477.	245,700	448,500	448,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:37:21

LAST REV

Date	Time
10/06/20	11:30:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14240

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENON SATISH B,	72126-517	1	1/15/2019		609,375	No	No		
LERRA GEORGE J	45254-2		5/26/2005		434,300	No	No		
	10311-561		7/15/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2018	199	Inter Fi	40,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Measured	197	PATRIOT
10/12/2005	MLS	HC	Helen Chinal
3/29/2000	Inspected	276	PATRIOT
3/23/2000	Missed Appt.	264	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123100
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6477		Sq. Ft.	Site		0	70.	0.95	7									430,018						430,000	

Total AC/HA:	0.14869	Total SF/SM:	6477	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,018	Spl Credit		Total:	430,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	17 - Shakes	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.84845316
Adj $ / SQ:	148.904
Other Features:	70250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307763
Depreciation:	95407
Depreciated Total:	212357

COMMENTS

648-1706 / CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

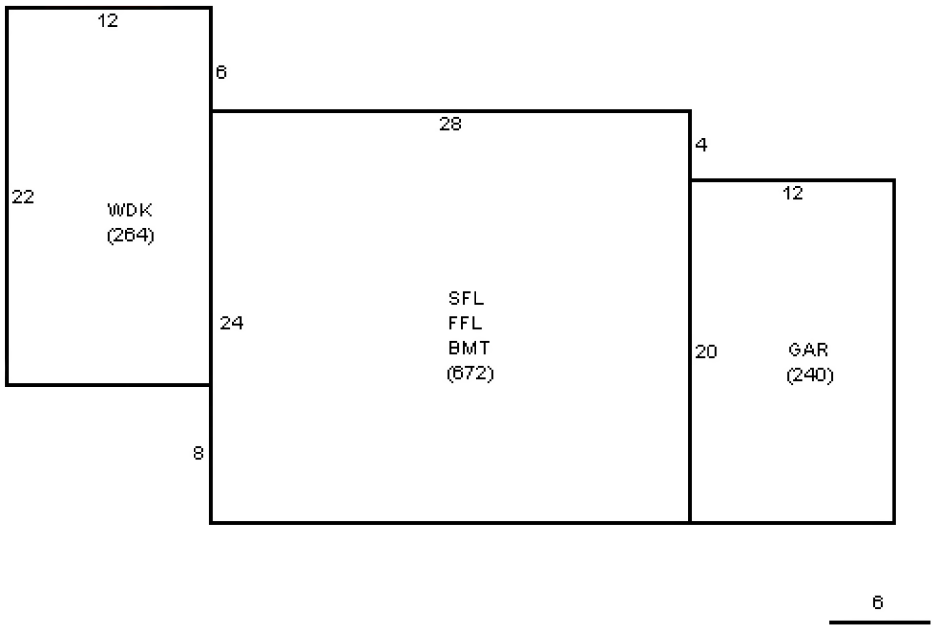
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.90
Special Features:	0	Val/Su Net:	84.29
Final Total:	212400	Val/Su SzAd	158.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	44.670	30,019
FFL	First Floor	672	148.900	100,063
SFL	Second Floor	672	148.900	100,063
WDK	Deck	264	8.300	2,192
GAR	Garage	240	21.560	5,176

Net Sketched Area:	2,520			Total:	237,513
Size Ad	1344	Gross Area	2520	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	30	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	